

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

Meeting ID: 961 610 0275 and Passcode: 892471

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
August 16, 2023, 1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #11773— Appeal filed by Jolen Investments, LLC, c/o Leonard Adewunmi, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a single-family home, per plans, at 6291 Magnolia Ave. (aka 6400 Southwest Ave.)

WARD 4 #AB-575154-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #11774 – Appeal filed by Jolen Investments, LLC, c/o Leonard Adewunmi, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a single-family home, per plans, at 6293 Magnolia Ave. (aka 6400 Southwest Ave.)

WARD 4 #AB-575157-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #11775 – Appeal filed by Jolen Investments, LLC, c/o Leonard Adewunmi, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a single-family home, per plans, at 6295 Magnolia Ave. (aka 6400 Southwest Ave.)

WARD 4 #AB-575159-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #11776 – Appeal filed by Jolen Investments, LLC, c/o Leonard Adewunmi, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a single-family home, per plans, at 6297 Magnolia Ave. (aka Southwest Ave.)

WARD 4 #AB-575167-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #11777 – Appeal filed by Jolen Investments, LLC, c/o Leonard Adewunmi, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a single-family home, per plans, at 6299 Magnolia Ave. (aka 6400 Southwest Ave.)

WARD 4 #AB-575169-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #11778 – Appeal filed by Jolen Investments, LLC, c/o Leonard Adewunmi, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a single-family home, per plans, at 6301 Magnolia Ave. (aka 6400 Southwest Ave.)

WARD 4 #AB-575170-23 ZONE: “F” – Neighborhood Commercial District

APPEAL #10033 – Revocation Hearing for Arch Auto Sales, LLC, c/o Petrit Larashi and Ibro Suljic, from the determination of the Building Commissioner in the revocation of an occupancy permit and variance, with conditions, that permitted you to construct a showroom with two (2) bays, per plans, for an auto sales and repair business, with outside storage, at 6255-57 Gravois Ave.

WARD 2 #AB-494251-11/ ZONE: “F” – Neighborhood Commercial District
#AO-494251-13

3. **Deliberations on the above hearings.**

4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on August 9, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:
 Zoning Staff
 Randall Mourning, Building Commissioner's Office
 Ed Ware, Building Inspection Section
 Jared Boyd, Mayor's Office
 Charles Coyle
 Neal Richardson
 Neighborhood Stabilization Team
 Dale Ruthsatz, SLDC
 Sherran White, Building Inspection Section
 Brian Alcaraz, Building Inspection Section
 Chris Schlumm, Building Inspection Section
 Rob Orr, SLDC
 Russell Halliday
 Bennett Anderson
 Project Connect

Via Email with Attachments

Tracy Billups
City Counselor
Board Members
Debra Aaron

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator